

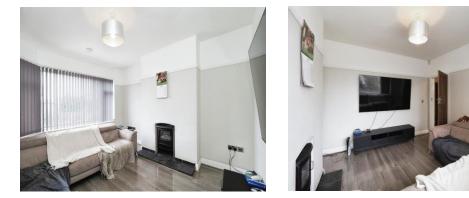
Woodland Road Stanton Burton-On-Trent



# Woodland Road Stanton Burton-On-Trent DE15 9SU

# for sale offers over £200,000





## **Property Description**

A spacious, traditional, three bedroom semi detached family home that offers a good standard of decoration throughout in Burton that would be an ideal property for a growing family or buy to let investor. This spacious property is located on a popular commuter road that offers quick access to Burton town centre or Swadlincote going the other way. With a large front driveway, spacious rear garden two separate reception rooms, three well proportioned bedrooms and available with no upward chain!

# Entrance Hallway

Window to side elevation, central heating radiator, wooden flooring and storage cupboard.

#### Lounge

13' x 11' 11" ( 3.96m x 3.63m ) Window to front elevation, central heating radiator and wooden flooring.

# **Dining Room**

10' 11"  $\rm \bar{x}$  11' 11" max ( 3.33m x 3.63m max ) Sliding doors to rear elevation, central heating radiator and wooden flooring.

#### Kitchen

18' 1" x 6' 9" max ( 5.51m x 2.06m max ) Two windows and a door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and hob, space and plumbing for washing machine, spotlights, tiled flooring and central heating boiler.

#### Landing

WIndow to side elevation, loft access and carpet.

#### **Bedroom One**

.13' 1" x 11' 2" max ( 3.99m x 3.40m max ) Window to front elevation, central heating radiator and carpet.

# **Bedroom Two**

11' 7" max x 10' 11" ( 3.53m max x 3.33m ) Window to rear elevation, central heating radiator and carpet.

### **Bedroom Three**

7' 5" x 7' 4" ( $2.26m \times 2.24m$ ) Window to front elevation, central heating radiator and carpet.

#### Bathroom

Window to rear elevation, W.C, wash hand basin, shower over bath, floor to ceiling wall tiles, tiled flooring, spotlights and central heating radiator.

#### **Front Garden**

Large driveway providing off road parking for multiple vehicles.

# **Rear Garden**

Patio area and lawned area with fencing to boundaries.











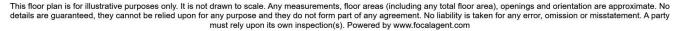






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To view this property please contact Burchell Edwards on

#### T 01283 530 169 E burton@burchelledwards.co.uk

Britannia House Station Street BURTON-ON-TRENT DE14 1AN

EPC Rating: D

Tenure: Freehold





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